Statement of Information Single residential property located in the Melbourne metropolitan area



Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address postcode

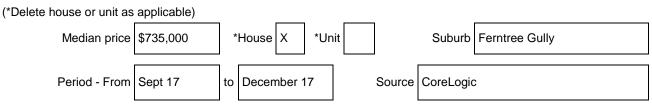
Including suburb and 9 Folkstone Crescent, Ferntree Gully 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	\$*	or range between	\$780,000	&	\$855,000	
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Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	28 Coromandel Crescent, South Knoxfield	\$876,000	17/02/2018
2	30 Holme Road, Ferntree Gully	\$830,000	21/11/2017
3	43 Gaydon Street Ferntree Gully	\$780,000	05/10/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.